



Serene Farms

Site Office: Sy. No. 44, Yenkepally Village,
Chevella Mandal, R.R. Dist. - 501 503

Owned & Developed by: MODI FARM HOUSE (Hyderabad) LLP



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.

Head Office: 5-4-187/3&4, II Floor, M G Road,
Secunderabad - 500 003.
Ph.: +91-40-66 33 5551,
Email: info@modiproperties.com
Visit us at: www.modiproperties.com

Date:

Dear Customer,

You will be aware that your villa/cottage in your farmhouse is nearing completion.

If you wish to make any minor additions or alterations to the villa/cottage that you have booked, we request you to visit the site during office hours between 01.04.2017 to 30.04.2017. We also request you to finalize details like color of walls, bathroom tiles, plantation, etc. during your visit to the site. Our site engineers will make note of these details.

For your convenience we request you to take prior appointment so that our engineers can give you their undivided attention. You may contact Mr. Bala Murali Krishna (Project Manager) on +91 7337371177 or Mr. Syed Noor Ahmed (Sr. Engineer) on +91 89780302410 or by email at serene@modiproperties.com.

In case you fail to contact us during the above mentioned period, we shall assume that no changes are required, and your villa will be completed as per the standard specifications mentioned in the brochure.

Thank You.

Yours sincerely,

SOHAM MODI.

Please refer to the notes given over leaf.

Notes:

1. Working drawing, electrical drawing, bathroom drawing and plantation drawing for your farmhouse/villa/cottage have been enclosed for your reference.
2. Select materials that you may choose to provide like tiles, marble, sinks, plants, trees, etc. must be handed over at our site before 31st May, 2017.
3. Changes to external appearance and colour shall not be permitted.
4. Fixing of grills & gates to the main door / balcony shall not be permitted.
5. Changes in walls, door positions or other structural changes shall not be permitted.
6. You may provide your own flooring tiles, bathroom tiles, CP & sanitary fittings and they shall be installed by us.
7. Additional shelves & lofts shall not be permitted.
8. Charges & Refunds will be as follows:

No charge for:

- Choice of two colours for walls; one colour for doors & door frames.

Non standard items to be supplied by the buyer & installed free of cost:

- Hardware.
- C.P & Sanitary ware.
- Flooring tiles or marble.
- Kitchen platform - granite / marble.
- Bathroom tiles.

Extra charges shall be payable for:

- Extra Electrical Points / Switch Boards / Sockets / Switches
- Additional kitchen platform with granite & dado.
- Rounding / polishing of granite platform.
- Additional civil works.
- False ceiling.

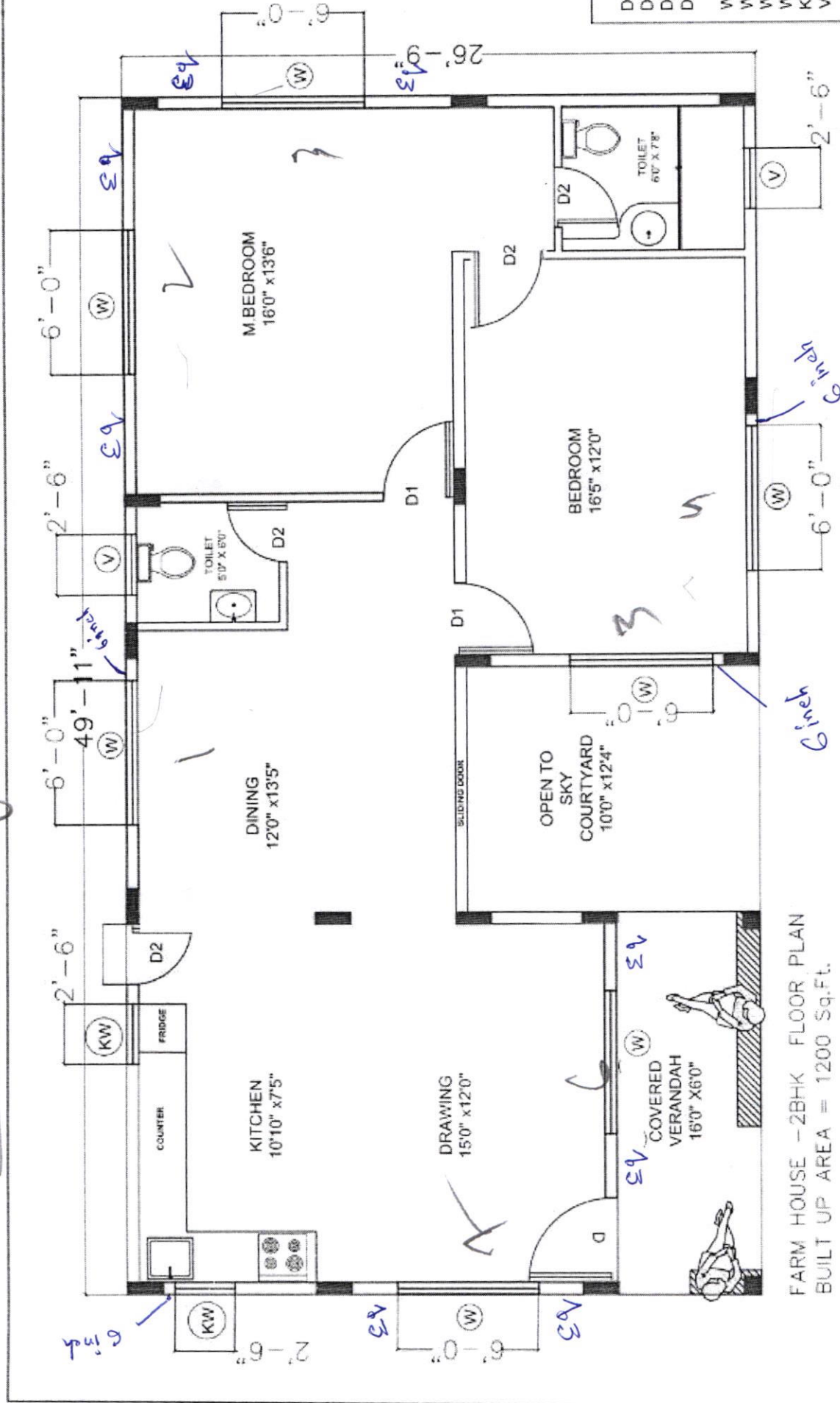
Refund / Charges for upgrade or downgrade or substitutions shall be applicable for:

- Kitchen & Bathroom tiles.
- Flooring: Tiles / Marble.
- CP Fittings.
- Sanitary ware & Bath tubs.
- Doors & Hardware.
- Kitchen Sink.
- Civil work.

No refunds shall be made for:

- Kitchen Platform.
- Electrical – wires.
- Civil work.
- Plants & trees.

Sample drawing of villa - 25c.



FARM HOUSE - 2BHK FLOOR PLAN
 BUILT UP AREA = 1200 Sq.Ft.

Description	Direction	Owners & Developers :	Date :	19.12.17	Promoted by
1200 S.FT. VILLA - 25 WORKING DRAWING WITH COLUMN POSITIONS		Modi Properties Pvt Ltd.	Prepared By :		Modi Properties Pvt. Ltd.
		Project Name & Phase :	Approved By :		Soham Modi
		Serene Farms	Scale :		N.T.S
					Phone: +91-40-66335551

PROJECT
SERENE FARMS
YENKAPALLI
HYDERABAD

CLIENT

MODI PROPERTIES

TITLE

ARCHITECTURAL DRAWING

DOORS:
D - 36" X 70"
D1 - 3'-0" X 7'-0"
D2 - 2'-6" X 7'-0"
WINDOWS:
W - 6'-0" X 6'-0"
W2 - 2'-0" X 4'-6"
W3 - 1'-0" X 7'-0"
KW - 2'-6" X 3'-6"
V - 2'-6" X 2'-0"

Remove
Provide
Door

DRAWING DETAILS

1200 sqt Villa

BRICK MARKING

Scale: NO SCALE

Drawn by: Ramya

Checked by: AR

Date: 03-11-2018

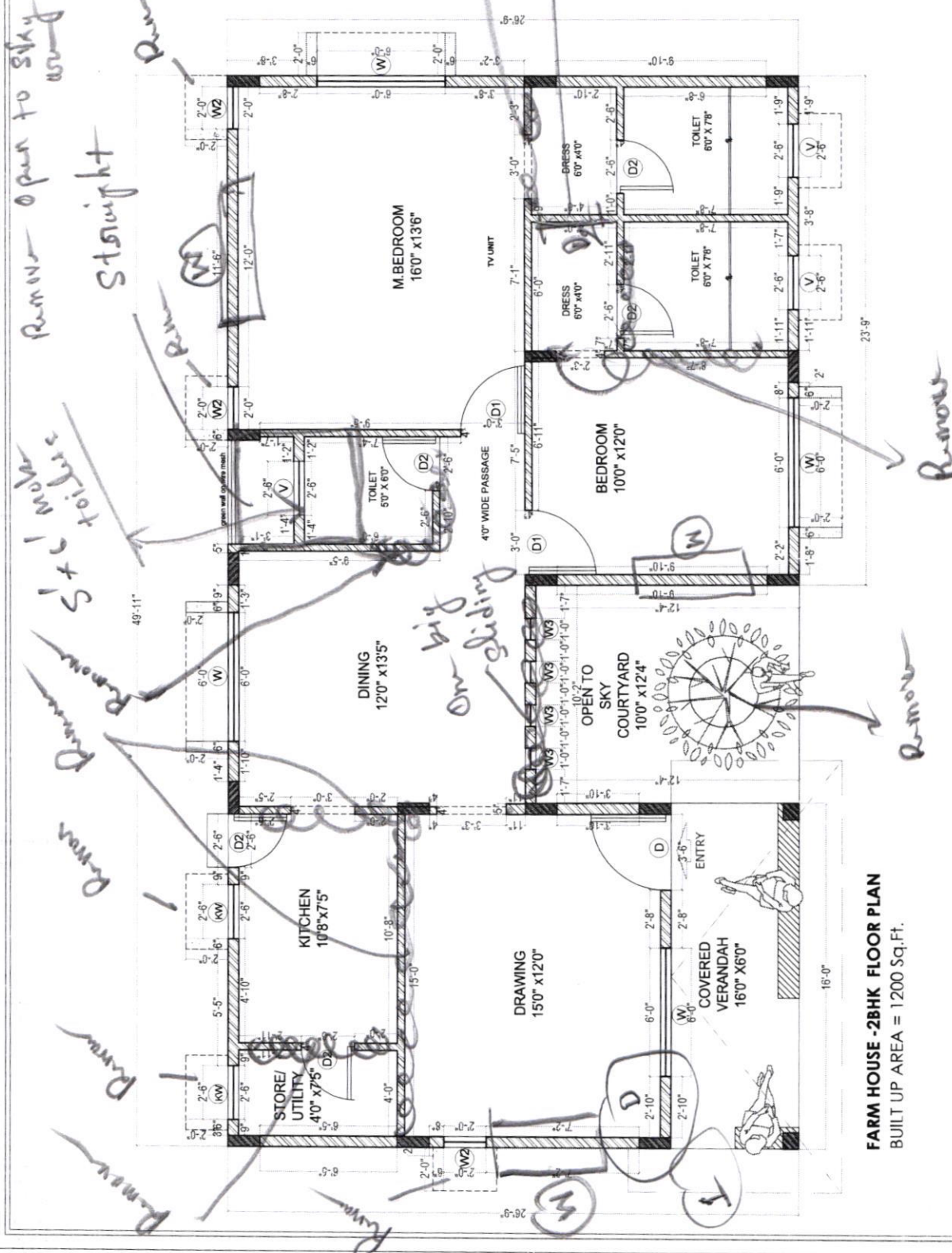
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Sheet No:

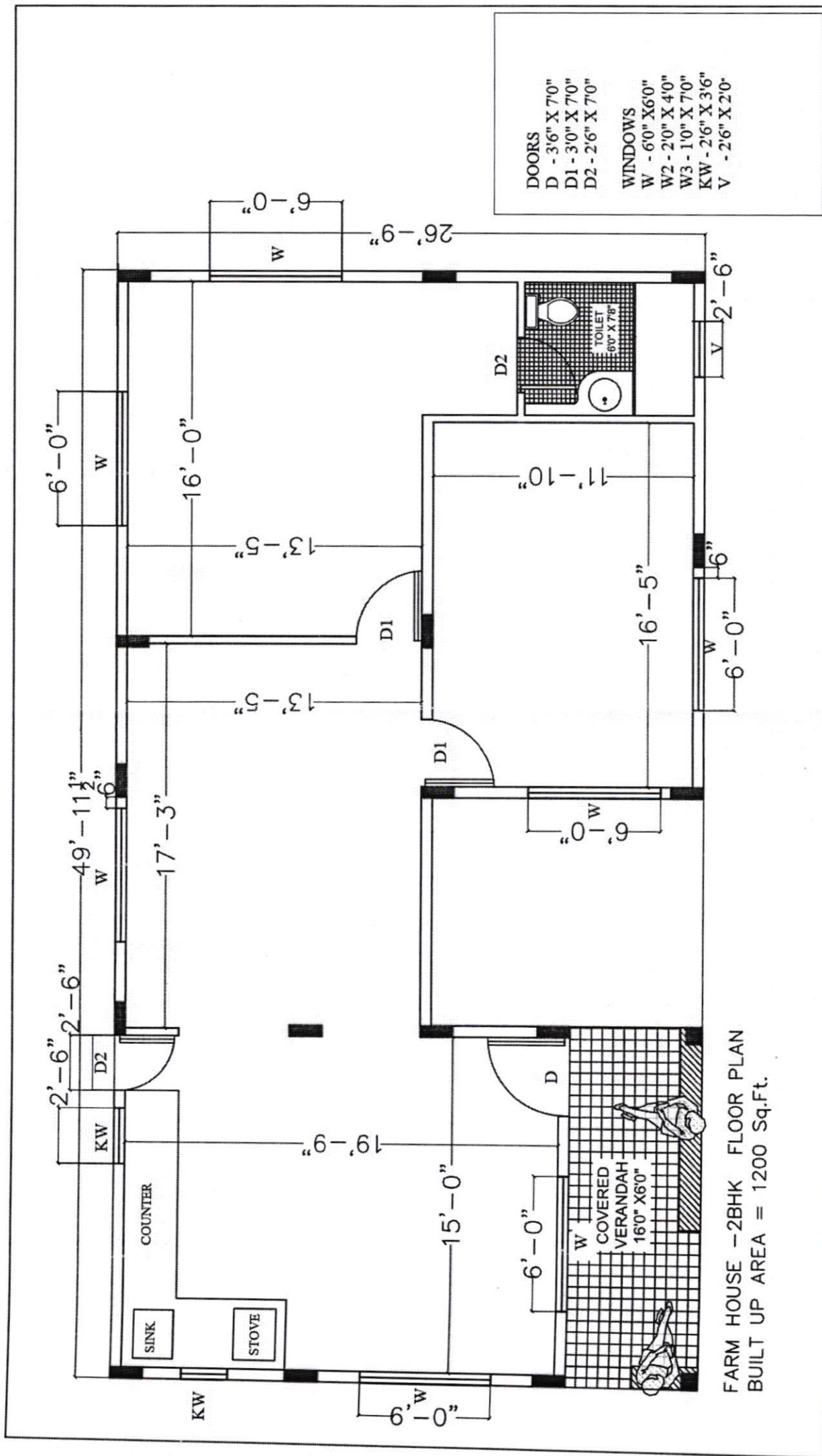
INTERIOR CONSULTANTS

ARDES
INTERIORS & INTERIOR DESIGNING

7-1-2139V-BAGH, AMERPEET, HYDERABAD.
940-297531 & email: modidev@gmail.com

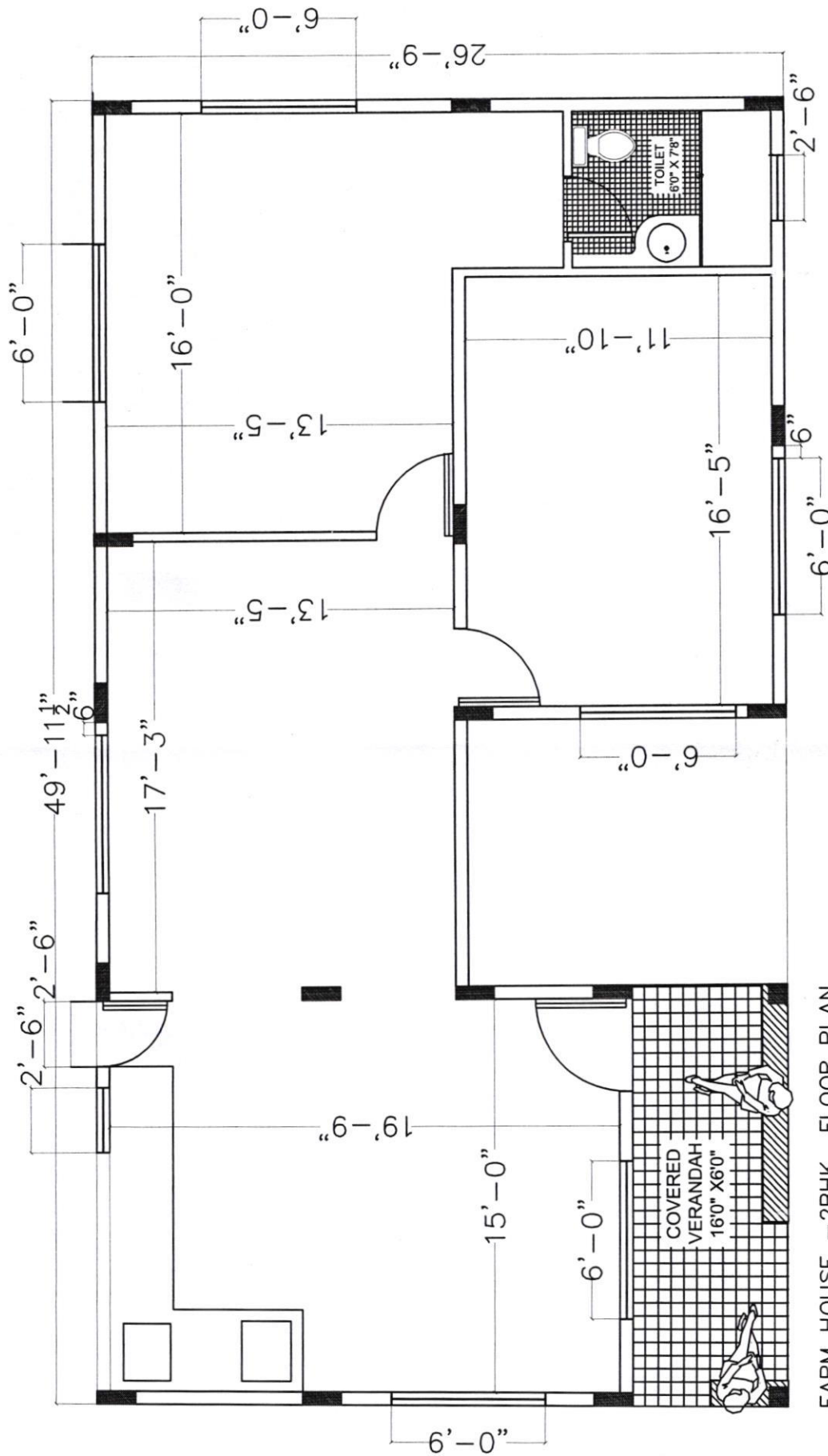


FARM HOUSE -2BHK FLOOR PLAN
BUILT UP AREA = 1200 Sq.Ft.



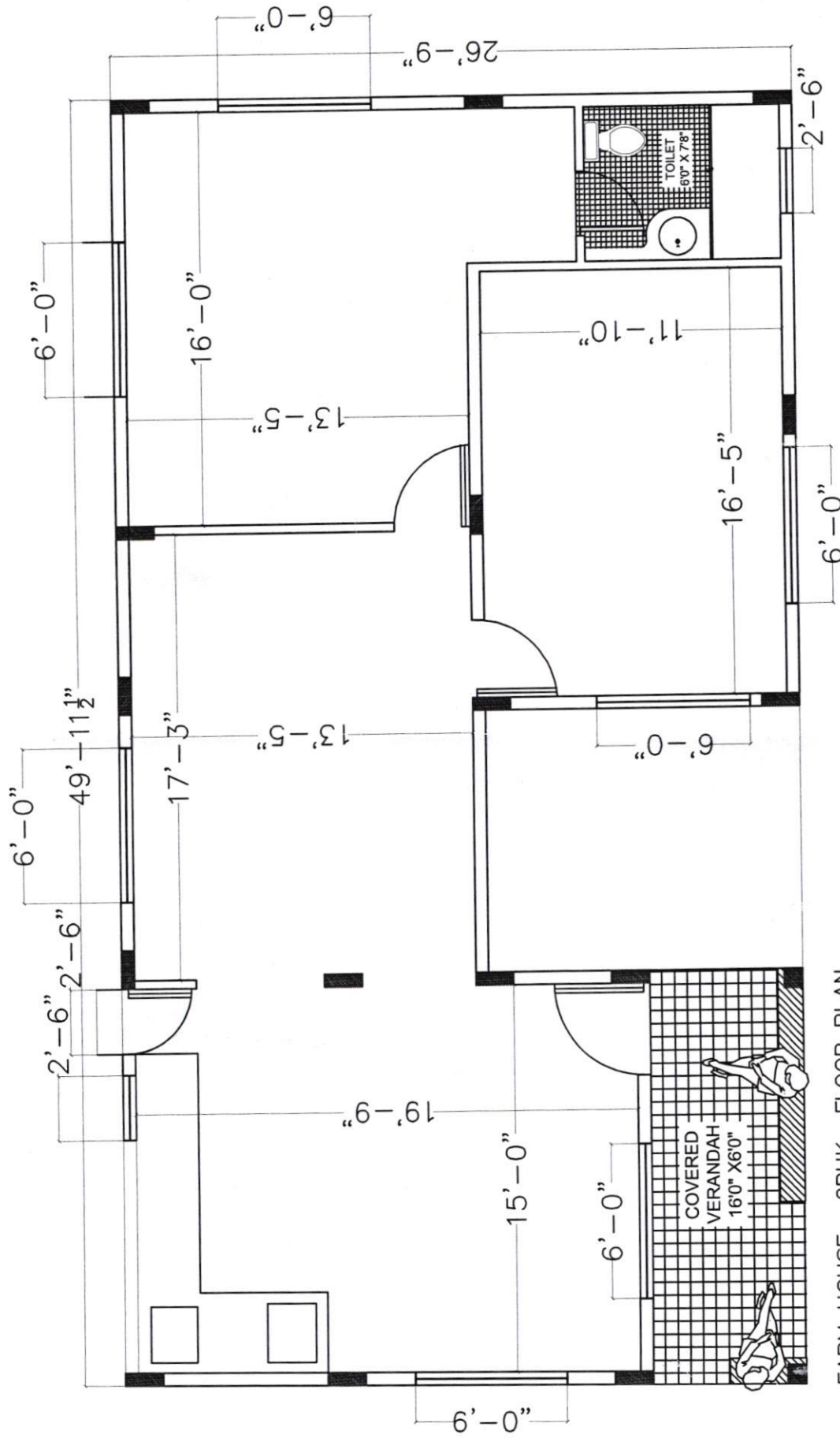
FARM HOUSE - 2BHK FLOOR PLAN
BUILT UP AREA = 1200 Sq.Ft.

Description	Direction	Owners & Developers :	Date :	Promoted by
1200 S.FT. VILLA - 25 WORKING DRAWING	 N	Modi Properties Pvt Ltd.	Prepared By :	Modi Properties Pvt. Ltd.
WITH COLUMN POSITIONS		Project Name & Phase :	Approved By :	
		Serene Farms	Scale :	Phone:+91-40-66335551



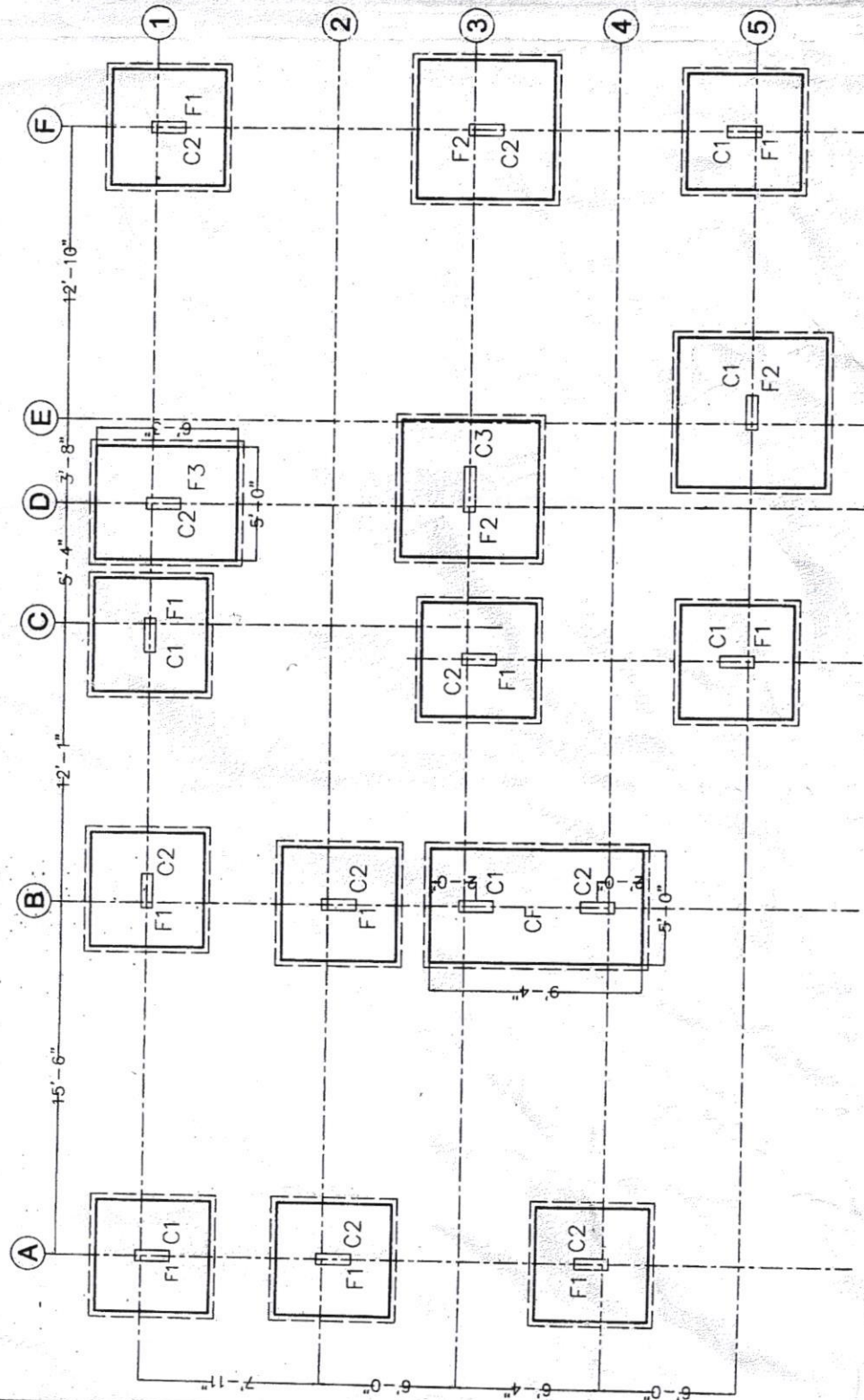
FARM HOUSE - 2BHK FLOOR PLAN
BUILT UP AREA = 1200 Sq.Ft.

Description 1200 S.F.T. VILLA - 25 WORKING DRAWING WITH COLUMN POSITIONS	Direction	Owners & Developers :	Date :	19.12.17	Promoted by
		Modi Properties Pvt Ltd.	Prepared By :		Modi Properties Pvt. Ltd.
		Project Name & Phase :	Approved By :	Soham Modi	
		Serene Farms	Scale :	N.T.S	Phone:+91-40-66335551



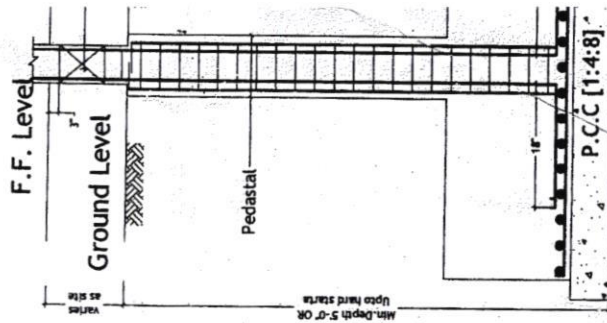
FARM HOUSE - 2BHK FLOOR PLAN
BUILT UP AREA = 1200 Sq.Ft.

Description		Direction	Owners & Developers :		Date :	Promoted by	
1200 S.FT. VILLA - PRESENTATION DRAWING WITH COLUMN POSITIONS			Modi Properties Pvt Ltd.		19.12.17	Modi Properties Pvt. Ltd.	
			Project Name & Phase :		Prepared By :	Madhav	
			Serene Farms		Approved By :	Soham Modi	
					Scale :	N.T.S	
						Phone: +91-40-66335551	

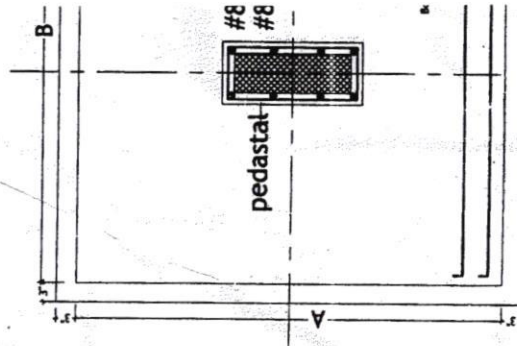


#8 nos12@
#8@8"c/c

PEDASTAL SECTION
(12"x24")/(12"x30")



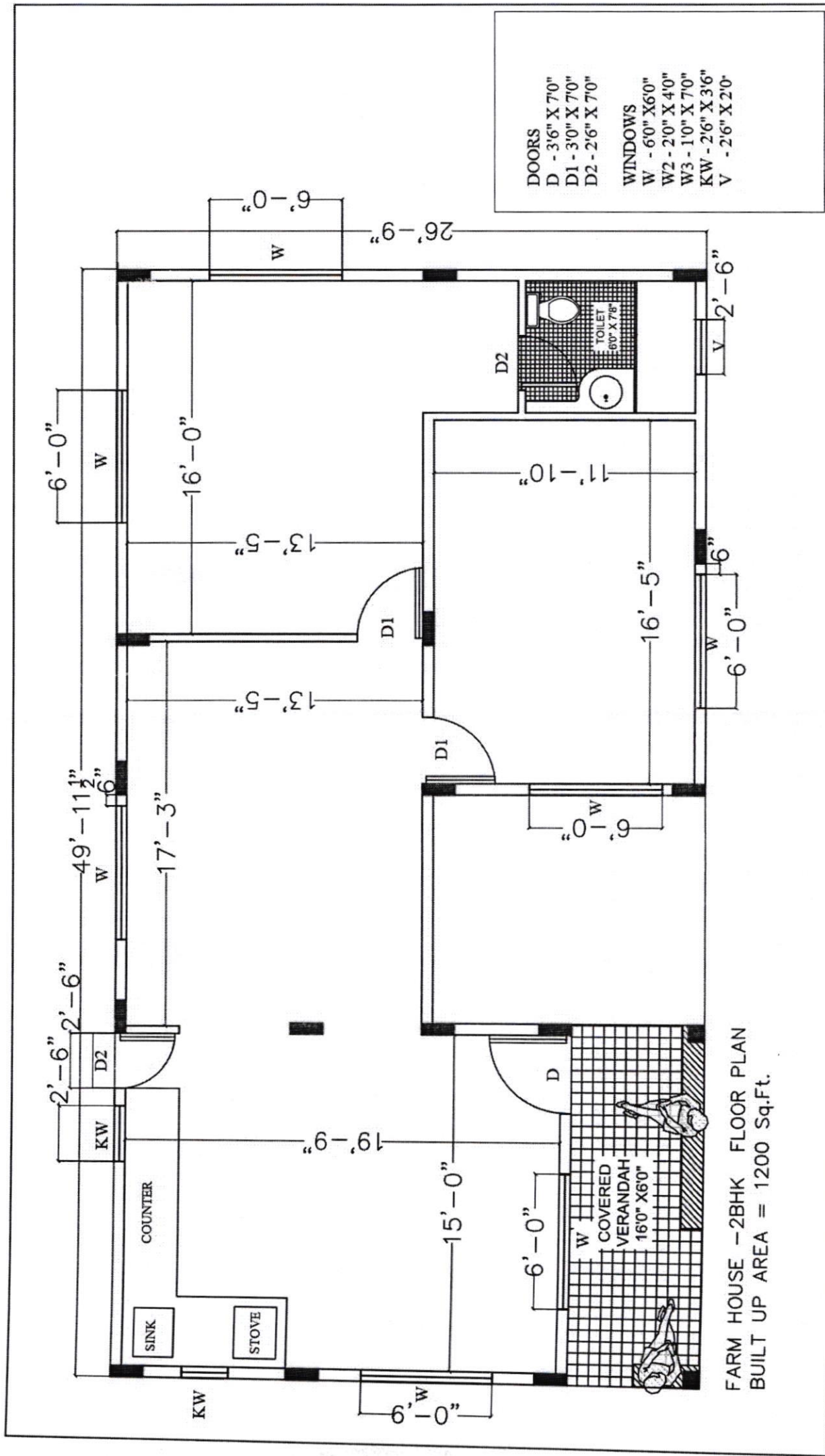
SECTION



PLAN

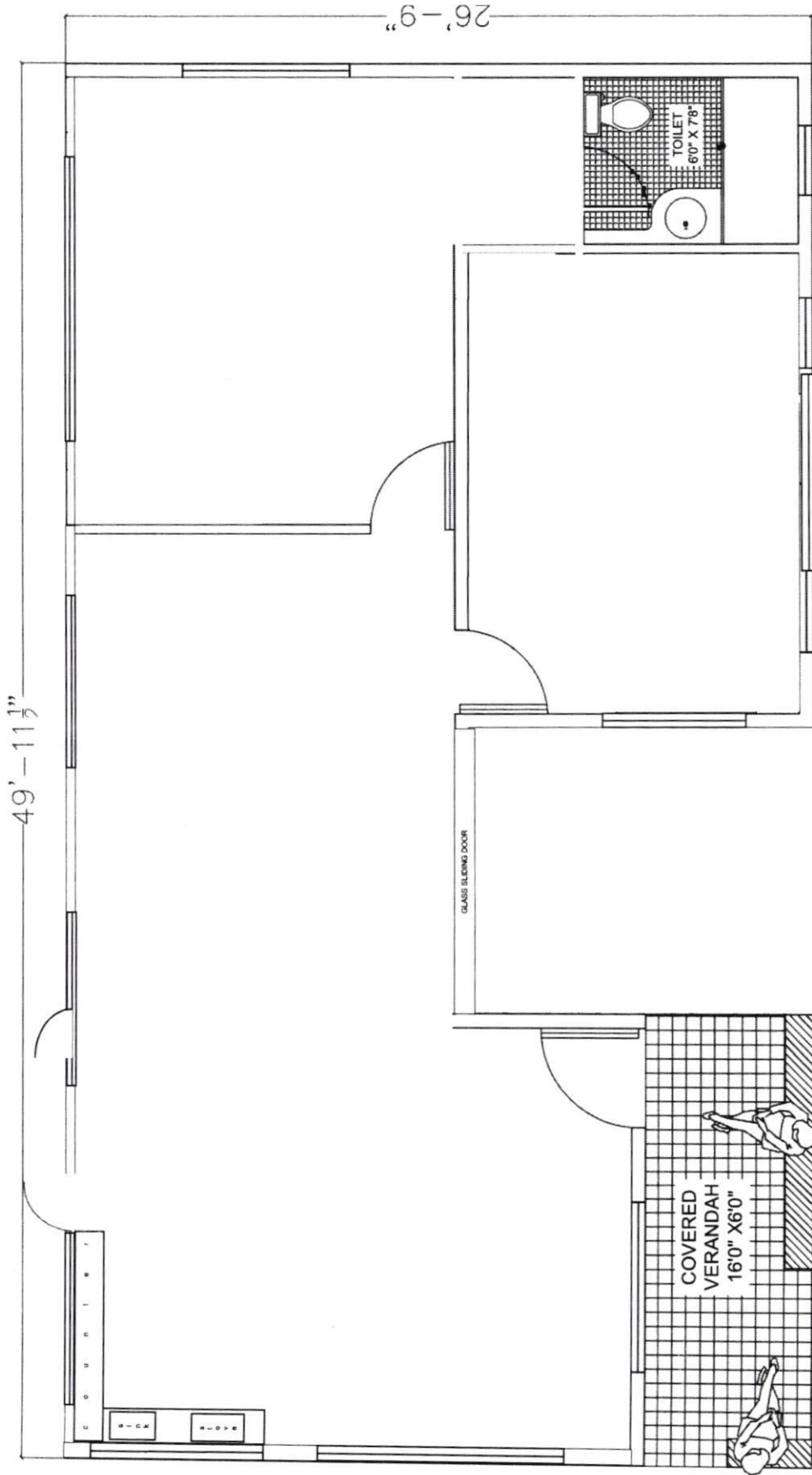
TYPICAL FOOTING

COLUMN DETAILS					FOOTING DETAILS				
Type	Mix	Size	Section	Reinforcement	Type	A	B	D	Reinforcement
C1	M 25	6"x18"		#4No-16@ #4No-12@ #8@8"c/c	F1	5'-0"	5'-0"	15"	#10@4"c/c
					F2	6'-0"	6'-0"	18"	#10@4"c/c
C2	M 25	6"x18"		#10No-16@	F3	5'-0"	6'-3"	18"	#12@5"c/c



FARM HOUSE - 2BHK FLOOR PLAN
BUILT UP AREA = 1200 Sq.Ft.

Description		Direction	Owners & Developers :		Date :	Promoted by	
1200 S.FT. VILLA - 25 WORKING DRAWING WITH COLUMN POSITIONS			Modi Properties Pvt Ltd.		Prepared By :	Modi Properties Pvt. Ltd.	
			Project Name & Phase :		Approved By :	Soham Modi	
			Serene Farms		Scale :	N.T.S	
						Phone: +91-40-66335551	



FARM HOUSE - 2BHK FLOOR PLAN
BUILT UP AREA = 1200 Sq.Ft.

Description	Direction
1200 S.FT. VILLA - PRESENTATION DRAWING	

PROJECT
PROJECT NAME
PROJECT ADDRESS
PROJECT CITY

CLIENT
CLIENT NAME
CLIENT ADDRESS
CLIENT CITY

TITLE
ARCHITECTURAL DRAWING

DOORS:
D - 3'6" X 7'0"
D1 - 3'-0" X 7'-0"
D2 - 2'-6" X 7'-0"
WINDOWS:
W - 6'-0" X 6'-0"
W2 - 2'-0" X 4'-6"
W3 - 1'-0" X 7'-0"
KW - 2'-6" X 3'-6"
V - 2'-6" X 2'-0"

DRAWING DETAILS

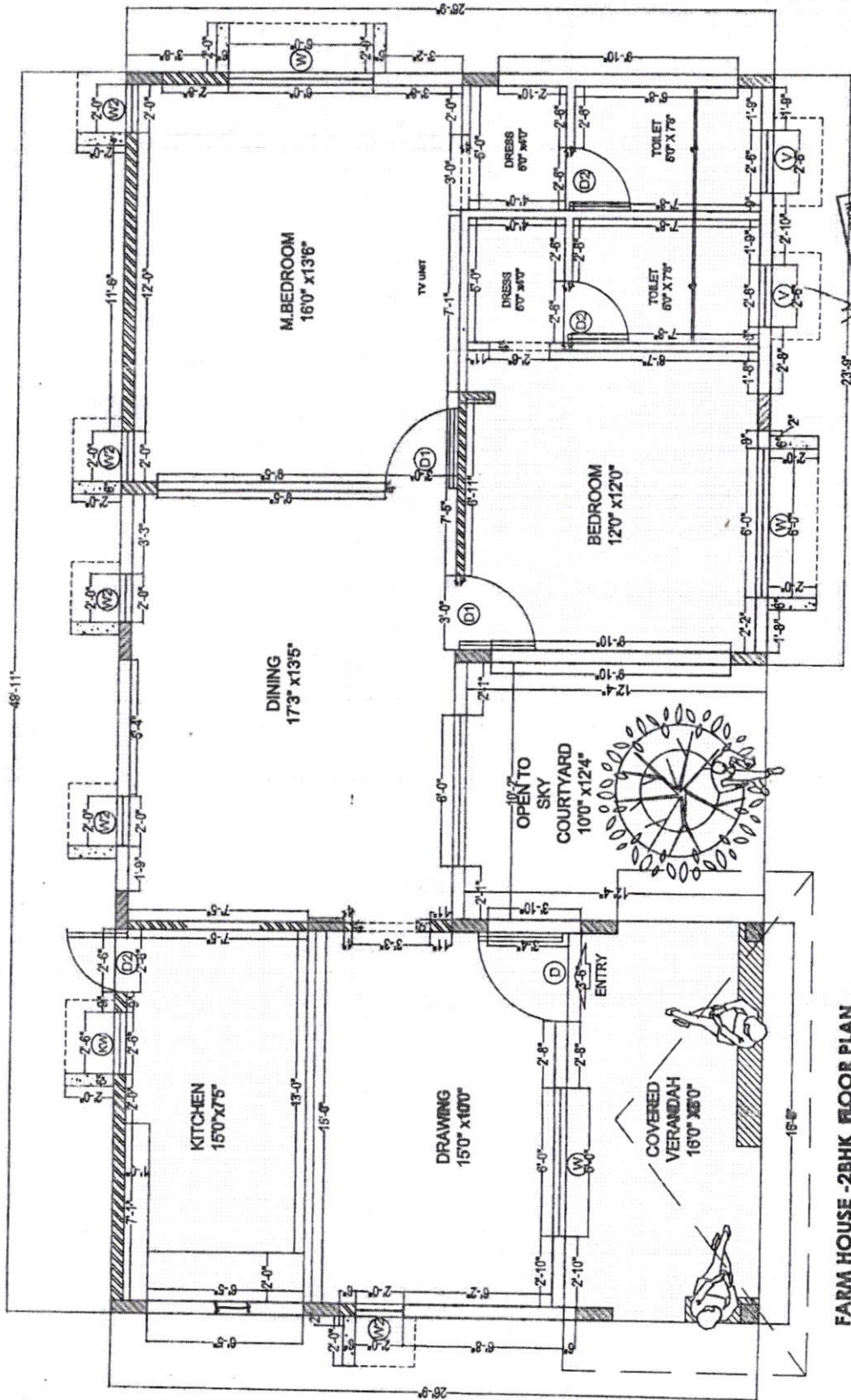
View No. 18
1200 BH Working plan

Scale: HTS
Drawn by: RANVA
Checked by: AR
Date: 28-11-18
Drawing Code
Sheet No.

INTERIOR CONSULTANTS:

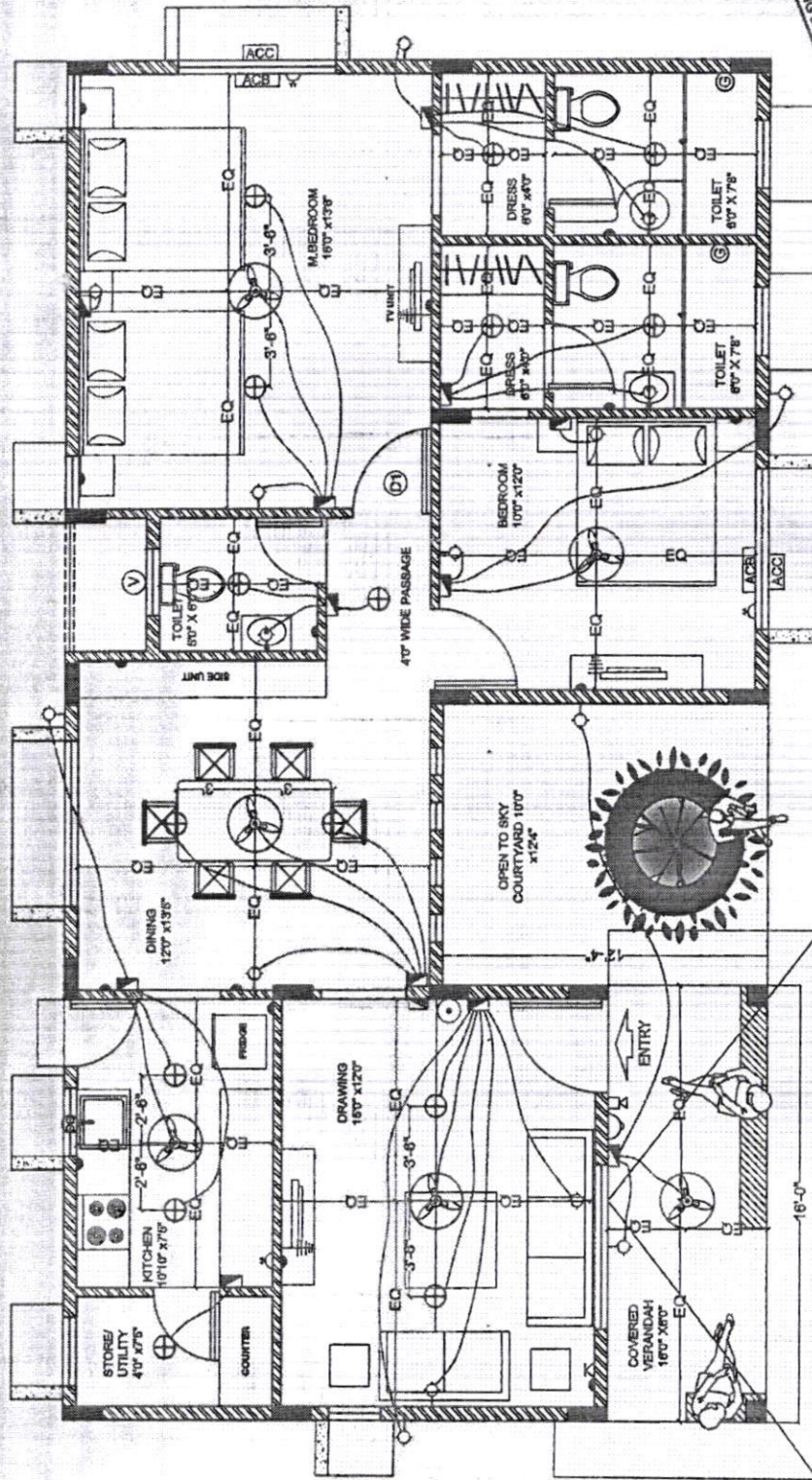
ARDES

ARCHITECTS & INTERIOR DESIGNERS
7-1213 SHIV-BAGH, AMERPEI, HYDRABAD.
(041) 2375331 & email: mofarides@gmail.com



APPROVED FOR CONSTRUCTION
28 NOV. 2018
SOHAN MODI
MANAGING DIRECTOR

FARM HOUSE - 2BHK FLOOR PLAN
BUILT UP AREA = 1200 Sq. Ft.



FARM HOUSE -2BHK FLOOR PLAN
 BUILT UP AREA = 1200 Sq.Ft.

LEGEND:-

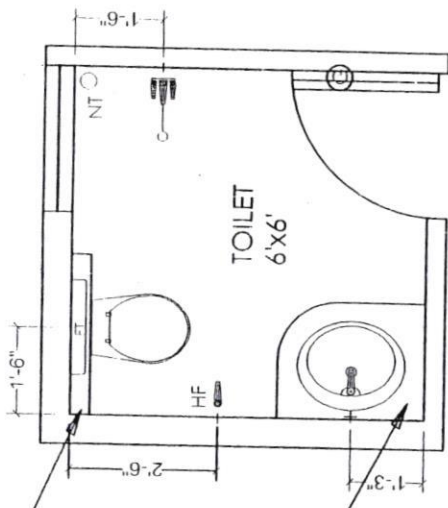
S.NO	ITEM	SYMBOL
1.	Distribution Board & Change over	
2.	Switch board	
3.	Wall point/Bracket light	
4.	5 amps plug point	
5.	Ceiling fan	
6.	Geyser point - 15A	
7.	Exhaust fan	
8.	15 amps plug point	
9.	Television point	
10.	Telephone point	
11.	Calling Bell	
12.	Ball Push	
13.	Ceiling light	
14.	Video Phone	
15.	AC Compressor	
16.	AC Blower	
17.	Switch board with SA socket	

Note :- Switch boards next to bed side must be centered @ 36" center of bed.

MANAGING DIRECTOR
 12 NOV 2018
 APPROVED FOR CONSTRUCTION

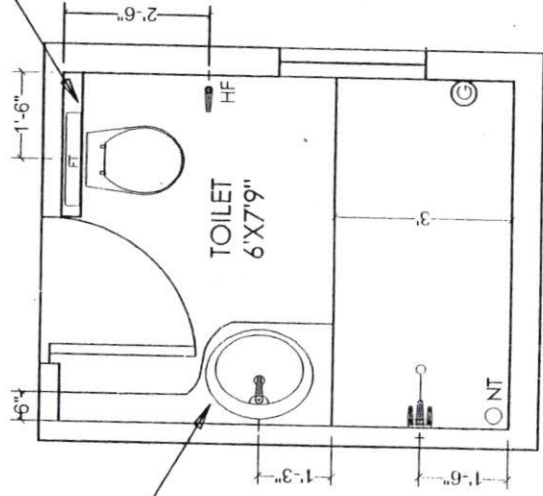
Description	Direction	Owners & Developers :	Date :	Promoted by
ELECTRICAL PLAN OF 1200 SFT VILLA		Modi Properties & Investment Pvt Ltd.	10.11.18	Modi Properties & Investments Pvt. Ltd.
		Project Name & Phase :	Prepared By :	
		SERENE FARMS	Approved By : Scale :	Soham Modi N.T.S Phone: +91 -40-66335551

WALL HANGING WC WITH
CONCEALED FLUSH TANK



COUNTER TOP WASH BASIN

WALL HANGING WC WITH
CONCEALED FLUSH TANK

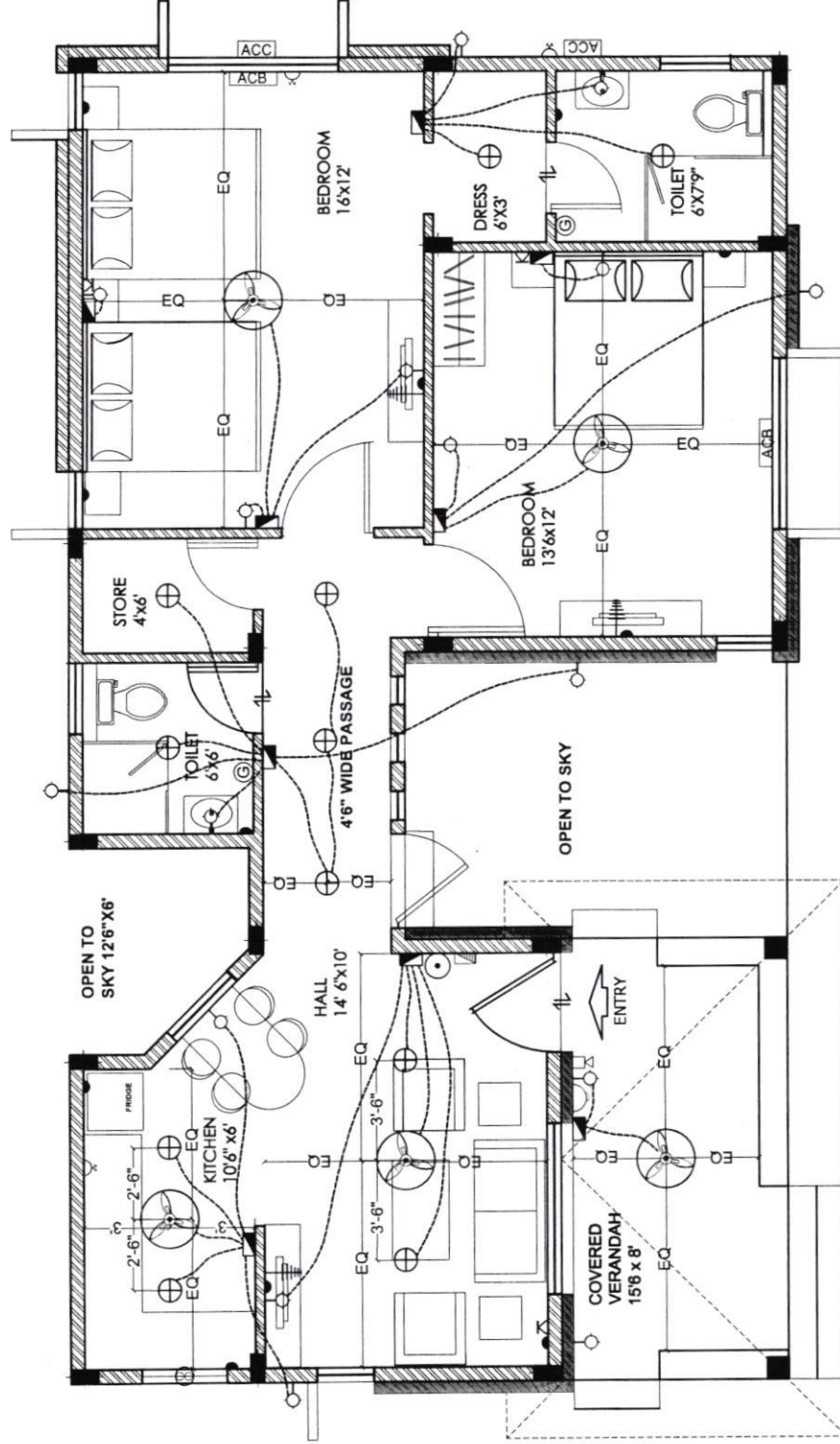


COUNTER TOP WASH BASIN

W

Approved for
Contd.

Description	Direction	Owners & Developers :	Date :	15.04.2016	Promoted by
VILLA - PLUMBING PLAN		Modi Properties & Investments Pvt.Ltd	Prepared By :		Modi Properties &
		Project Name & Phase :	Approved By :	Soham Modi	Investments Pvt. Ltd.
		SERENE FARMS	Scale :	N.T.S	Phone: +91-40-66335551



VILLA PLAN

LEGEND:-

S.NO	ITEM	SYMBOL
1.	Distribution Board & Change over	
2.	Switch board	
3.	Wall point/Bracket light	
4.	5 amps plug point	
5.	Ceiling fan	
6.	Geysers point - 15A	
7.	Exhaust fan	
8.	15 amps plug point	
9.	Television point	
10.	Telephone point	
11.	Calling Bell	
12.	Bell Push	
13.	Ceiling light	
14.	Video Phone	
15.	AC Compressor	
16.	AC Blower	
17.	Switch board with 5A socket	

Note :- Switch boards next to bed side must be centered @ 3'6" center of bed.

Description

ELECTRICAL PLAN OF VILLA

Direction



Owners & Developers :

Modi Properties & Investment Pvt Ltd.
Project Name & Phase :
SERENE FARMS

Date :

09.12.15

Prepared By : M.Nagalaxmi
Approved By : Soham Modi
Scale : N.T.S

Promoted by

Modi Properties & Investments Pvt. Ltd.
Phone: +91-40-66335551